

DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: February 16, 2006

ITEM NO. _____

CASE NUMBER/ PROJECT NAME	98-DR-2005 -Stop Light North WCF		
LOCATION	11022 E. Dynamite Boulevard (Traffic signal at the northeast corner of E. Dynamite Boulevard and N. Alma School Parkway).		
REQUEST	Request approval of a site plan and elevations for installation of a Wireless Communications Facility (WCF) on and existing traffic signal pole, with related ground equipment.		
OWNER	City of Scottsdale 480-312-7042	ENGINEER	N/A
ARCHITECT/ DESIGNER	Communication Services Inc. 480-861-7688	APPLICANT/ COORDINATOR	Rulon Anderson T-mobile 602-321-4903
BACKGROUND	<p>Zoning. The site is zoned R1-18 ESL (HD) (Single Family Residential) District. Wireless Communications Facilities (WCF-Type 3) situated within 150 feet of residential development are permitted uses requiring Development Review Board approval, but must comply with the provisions of the ESL Overlay.</p> <p>Context. The site is located at the northeast corner of E. Dynamite Boulevard and N. Alma School Road adjacent to the Pinnacle Views at Troon North Phase 1 residential subdivision. The facility is located about 100 feet from residential lots to the northwest and 200 feet from lots to the northeast.</p> <p>Adjacent Uses:</p> <ul style="list-style-type: none">• North: The natural landscape buffer adjacent to the Pinnacle Views at Troon North Phase 1 residential subdivision with R1-18 ESL (HD) (Residential) zoning.• South: E. Dynamite Boulevard and the Echo Ridge at Troon North residential subdivision with R-4 ESL (HD) (Resort-Residential) zoning.• East: Pinnacle Views at Troon North Phase 1 residential subdivision with R1-18 ESL (HD) (Residential) zoning.• West: N. Alma School Road and the Candlewood Estates at Troon North Unit IV residential subdivision with R1-18 ESL (HD) (Residential-Resort) zoning.		
APPLICANT'S PROPOSAL	<p>Applicant's Request. The request is for approval to add a new 5-foot tall, WCF antenna to a traffic signal pole within the right-of-way at the northeast corner of E. Dynamite Boulevard and N. Alma School Road adjacent to the Troon North residential</p>		

area. The existing 30-foot high traffic signal and street light pole will be relocated about 5 feet to the north to allow for additional setback from the roadway. The new pole will contain the traffic signal; streetlight and 3 snug fit WCF panel antennas with a maximum height of 40 feet, as 2 existing traffic signal poles with WCF antennas at this intersection have similar heights (See Discussion). The electrical equipment will be located about 20 feet east of the traffic signal and contained within an eight (8)-foot tall, partially buried 12 by 20 foot CMU walled enclosure, with a maximum of 4 feet visible above grade. The new pole will be painted "Western Reserve" (Frazee Deero, #8716N) and the enclosure will be painted to match adjoining walls. A WCF existing traffic signal is located on the south side of the intersection.

E. Dynamite Boulevard (Major Arterial) and N. Alma School Road (Minor Collector) have half-street right-of-way widths of 65 feet and 35 feet respectively, through this area with Dynamite Boulevard containing a 50-foot wide scenic corridor easement adjacent to the site. An existing sign easement monument wall for Troon North is situated northeast of the proposed enclosure. An existing 6-foot wide sidewalk along Dynamite Boulevard is situated south of the enclosure. Landscaping will be provided along the west side of the equipment shelter consisting of Ocotillo, Banana Yucca, Creosote, Brittlebush, Bursage and shrubs plus small boulders and the current native vegetation in the surrounding area.

Development Information:

- Existing Use: 30-foot high traffic signal and street light pole
- Proposed Use: Traffic signal; streetlight and 3, 5 foot tall snug fit WCF panel antennas with a maximum height of 40 feet
- Parcel Size: City owned E. Dynamite Boulevard right-of-way
- Building Size: 12 by 20, partially below grade equipment enclosure
- Building Height Allowed: 36 feet, of existing pole height plus 6 feet, or to match the height of existing WCF traffic signal poles at the same intersection
- Building Height Proposed: Maximum of 40 feet, on a traffic signal pole matching height of other traffic signal poles with WCF at northwest and southwest corners of intersection, 4 foot tall CMU equipment enclosure
- Parking Required: One service vehicle parking space
- Parking Provided: One parking space
- Open Space Required: No additional requirements
- Open Space Provided: Existing 50 foot wide Scenic Corridor

KEY ISSUES

- The Type 3 WCF facility is situated within 150 feet of residential development.
- The request is to add new WCF antenna to a traffic signal and street light pole located within the street right-of-way, and will be a maximum of 40 feet,

- matching the height of existing traffic signal WCF antennas at this intersection.
- New electrical equipment is located within the right-of-way east of the signal pole within a partially below grade equipment shelter with 4 foot tall exposed walls.
- Residents were contacted within 750 feet of the site on November 28, 2005. One resident has objected stating concerns related to aesthetics and the impact of potential RF emissions.

DISCUSSION

A Type 3 WCF facility is required to blend with the surrounding environment and obtain DRB approval. A WCF located on a street light pole shall not increase the height of the pole signal by more than 6 feet, and the diameter of the signal pole shall not be greater than 18 inches. The maximum height of traffic signal poles with WCF antenna is normally 36 feet however; policy permits additional heights matching that of existing facilities on the same intersection. This signal pole has a maintained diameter of approximately 14 inches while the existing pole is tapered with a 12-inch diameter at the base. The facility meets all FCC requirements for radio frequency (RF) exposure standards.

OTHER BOARDS AND COMMISSIONS

- Case 182-DR-1997 approved a 40-foot tall, Qwest, traffic signal mounted cellular facility at the southwest side of the intersection in 1997.
- Case 2-DR-2006 is a pending request for approval to modify the existing Verizon WCF antenna on a 40-foot tall traffic signal pole at the northwest side of the intersection.
- Case 15-PP-1991 approved the Pinnacle Views at Troon North Phase 1 residential subdivision northeast of the subject site in 1991.
- Case 28-PP-1992 approved the Candlewood Estates at Troon North Unit IV residential subdivision northeast of the subject site in 1992.

STAFF
RECOMMENDATION

Staff recommends approval, subject to the attached stipulations.

STAFF CONTACT(S) Al Ward, AICP
Senior Planner
Phone: 480-312-7067
E-mail: award@ScottsdaleAZ.gov

APPROVED BY

Al Ward, AICP
Report Author

Lusia Galav, AICP
Current Planning Director
Phone: 480-312-2506
E-mail: lgalav@scottsdaleAZ.gov

ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Zoning Map
4. Site Plan
5. Enlarged Site Plan and Details
6. Landscape Plan
7. Elevations
8. Photo Simulation
- A. Stipulations/Zoning Ordinance Requirements



Project Narrative

This document will be uploaded to a Case Fact Sheet on the City's web site.

Date: _____

Project No.: 618 - PA - 2005

Coordinator: _____

Case No.: _____

98-DR-2005

Project Name: _____

11/16/05

Project Location: NEC DYNAMITE / ALMA SCHOOL

Property Details:

☐ Single-Family Residential ☐ Multi-Family Residential ☐ Commercial ☐ Industrial

Current Zoning: R1-8 Proposed Zoning: _____

Number of Buildings: _____ Parcel Size: _____

Gross Floor Area/Total Units: _____ Floor Area Ratio/Density: _____

Parking Required: _____ Parking Provided: _____

Setbacks: N - _____ S - _____ E - _____ W - _____

Description of Request:

SEE ATTACHED

Planning and Development Services Department

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088

98-DR-2005
11/16/05

Project Submittal Narrative
For Design Review Board/Use Permit

Stop Light North
Dynamite & Alma School
Scottsdale, AZ

Wireless Communication Facility
Stop Light/ Street Light Co-Lo
PH10921A

Submitted To:
City Of Scottsdale
Planning and Development Services
7447 E. Indian School Rd., Suite 105
Scottsdale, AZ 85251

Submitted By:
Rulon Anderson
T-Mobile

15 November 2005

Project Information:

Stop Light North
Dynamite & Alma School
Scottsdale, AZ

APN: City owned not assessed

Proposed Use:

This application is for new mounted antennas on an already existing stop light, intended to provide cellular service to the people in this area, with minimum visual impact. The related ground equipment will be located inside a 12-foot by 20-foot ground lease area with an 8-foot tall CMU wall with only 4 feet above ground. The antennas will be painted Frazee Western Reserve 8716N (matching the pole) and the ground lease area will be painted and textured to match the existing structures.

Current zoning:	R1-8
Zoning to North:	R1-18
Zoning to East:	R1-18
Zoning to South:	R-4
Zoning to West:	PCC & R1-18

Narrative:

The proposed site is necessary to handle the capacity of wireless phone calls in the area. In addition, this site will incorporate the new E-911 call tracking antennas as mandated by the FCC.

The site will require one technician on a once per month visit after construction for maintenance. The proposed project will not utilize connection to any water system, refuse collection, or sewer system.

The property is located on the northeast corner of Dynamite Rd. and Alma School Rd. The site is located on the existing stop light pole. The ground Equipment will be screened by a proposed 8' tall CMU wall with only 4' above ground, thus screening the equipment from both Dynamite and Alma School.

This development will not affect any vehicular or pedestrian patterns. The communication site does not emit any odor, dust, gas, noise, vibration, smoke, heat or glare. The RF emissions from this site are well within FCC guidelines for a digital PCS communication site.

Respectfully submitted,



Rulon Anderson
T-Mobile
PH10921A



Q.S.
51-54

G.I.S. ORTHOPHOTO 2003

Stop Light North WCF

98-DR-2005

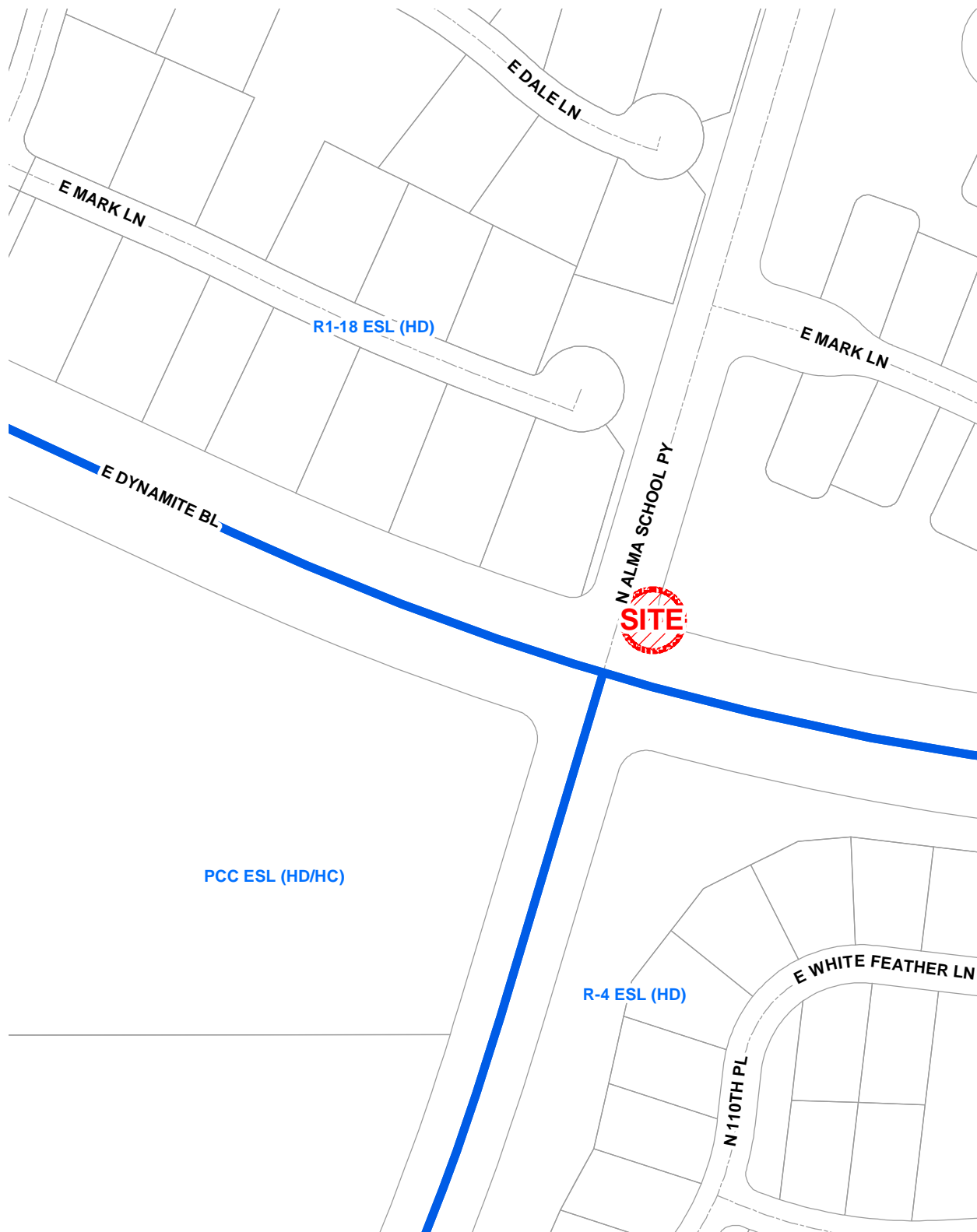
ATTACHMENT #2



Stop Light North WCF

98-DR-2005

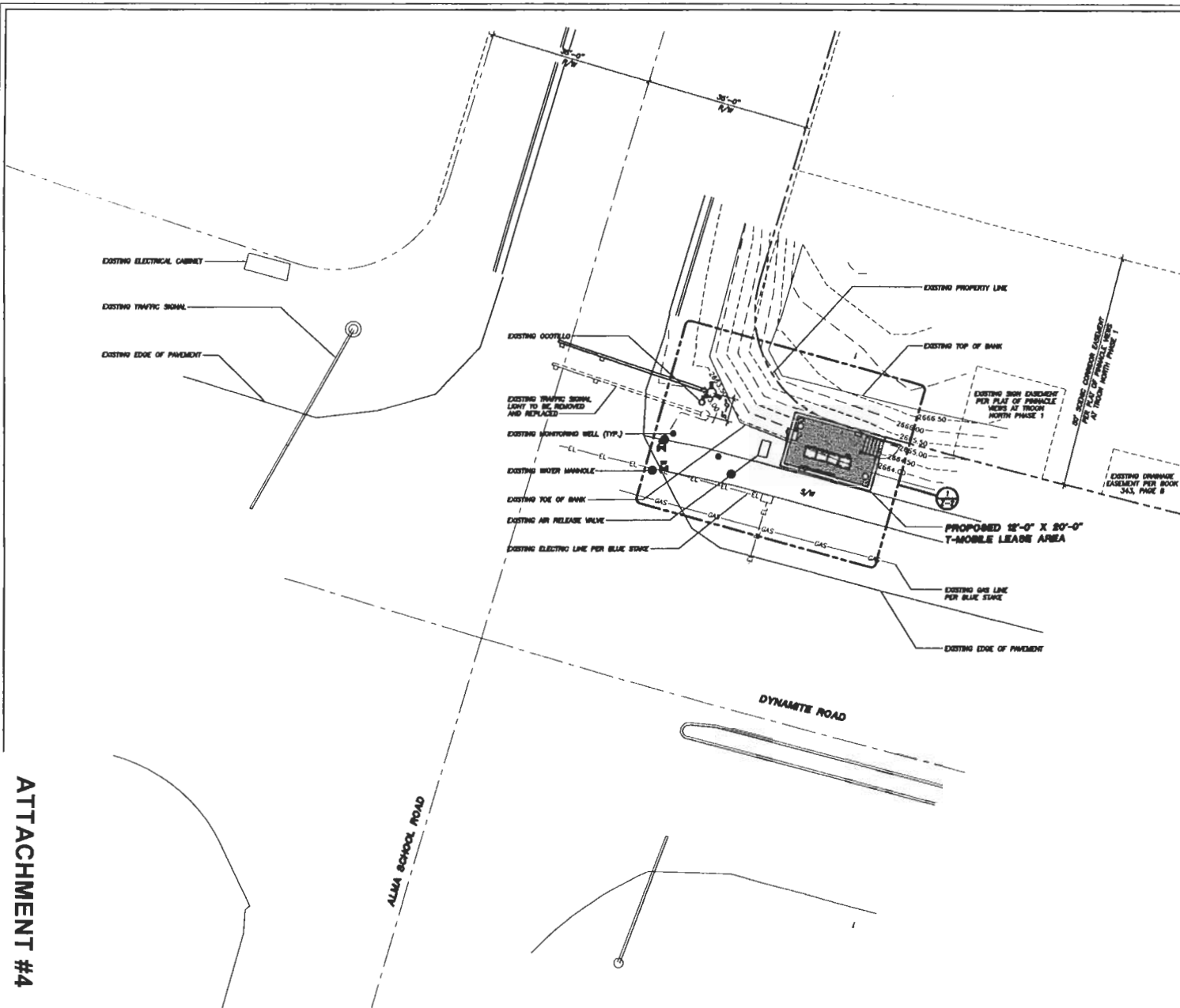
ATTACHMENT #2A



98-DR-2005

ATTACHMENT #3

I

**GENERAL NOTES:****SIGNS**

1. INSTALL EMERGENCY INFORMATION PLACARD NEAR ENTRANCE GATE OF EQUIPMENT AREA (OR MOST VISIBLE PLACE ON OUTSIDE COMPOUND WALL). PLACARD IS TO CONTAIN SITE NAME, SITE NUMBER, COMPANY NAME, ADDRESS INFORMATION, AND A "900" NUMBER TO DIAL. IN CASE OF EMERGENCY, PLACARD IS TO CONSIST OF HIGH CONTRAST LETTERING (WHITE BACK GROUND W/ RED LETTERING) BEHIND UNIFORM RESISTANT LEXAN COVER.

2. INSTALL ADDRESS PLACARD NEAR ENTRANCE GATE OF EQUIPMENT AREA (OR FRONT STREET OF ASSOCIATED ADDRESS). PLACARD IS TO CONTAIN 4" TALL, HIGH CONTRAST LETTERING (WHITE BACK GROUND AND RED LETTERS) BEHIND UNIFORM RESISTANT LEXAN COVER.

LIGHTING

1. MINIMAL LIGHTING WILL BE INSTALLED AT EQUIPMENT AREA FOR THE PURPOSE OF EQUIPMENT MAINTENANCE. LIGHT WILL BE ON A MOTION SENSOR WITH A SWITCH CHECK-ROSE.

2. ADDITIONAL LIGHTING WILL BE INSTALLED IF REQUIRED BY MUNICIPALITY FOR SECURITY PURPOSES.

3. ALL LIGHTING IS TO BE INSTALLED NO HIGHER THAN 8'-0", (UNLESS REQUIRED OTHERWISE BY INDIVIDUAL MUNICIPALITY).

4. ALL LIGHTING WILL BE THAT OF "FULL CUT OFF LUMENS".

REPLACEMENT OF AREA LIGHTING

1. IN THE EVENT THE OWNER PROPOSES TO REPLACE EXISTING FIELD, PARKING, OR BUILDING LIGHTING, ALL LIGHTS, FIXTURES WILL MATCH THE ORIGINAL INSTALLATION UNLESS NOTED OTHERWISE. LIGHTS WILL BE ALIGNED AND ADJUST BACK TO THEIR ORIGINAL POSITION.

FENCING

1. PICKETS IN NEW FENCING WILL NOT EXCEED THE USBC MAXIMUM OF 4" ON CENTER.

2. WHEN APPLICABLE NEW FENCING WILL MATCH EXISTING FENCING IN STYLE, COLOR, AND HEIGHT (SEE PLAN FOR SPECIFICS).

COMPLIANCE

1. ADA COMPLIANCE FACILITY IS NOT STAFFED AND NOT NORMALLY OCCUPIED.

2. CONTRACTOR IS RESPONSIBLE FOR EXISTING TEMPORARY BARRICADES AND/OR FENCING TO PROTECT THE SAFETY OF THE PUBLIC DURING CONSTRUCTION.

3. THE ANTENNAS SHALL NOT INTERFERE WITH ANY EXISTING COMMUNICATION SITES.

4. ALL DEBS SHOWN ON THIS DRAWING ARE EXISTING UNLESS OTHERWISE NOTED.

5. DEVELOPMENT AND USE OF THIS SITE WILL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES.

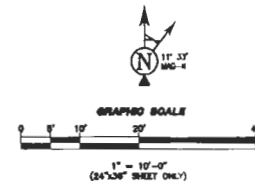
NOTES:

1. SITE PLAN REDRAWING DERIVED FROM DETAILS PROVIDED BY SURVEY.

2. REFER TO T-MOBILE SPECIFICATIONS FOR ADDITIONAL INFORMATION/DETAILS.

98-DR-2005

11/16/05



T-Mobile

Verizon Wireless PCS LLC Corporation, a subsidiary of T-Mobile USA, Inc.

2401 W. BROADWAY RD. TEMPE, ARIZONA 85282
PHONE: (602) 843-3000 FAX: (602) 843-3363

PLANS PREPARED BY

Communication Services, Inc.

4242 East Palm Street, Suite 101, Mesa, AZ 85215
Voice: (480) 905-8000 Fax: (480) 905-8418

NO.	DATE	DESCRIPTION	BY
1	8/29/05	PRELIMINARY	CH
2	9/07/05	SUBMITTAL	CH
3	11/11/05	SUBMITTAL	JRS

PROJECT INFORMATION

98-1988

PH10921A

STOP LIGHT NORTH

NEED DYNAMITE/ALMA SCHOOL
SCOTTSDALE, AZ 85262

SHEET TITLE

SITE PLAN

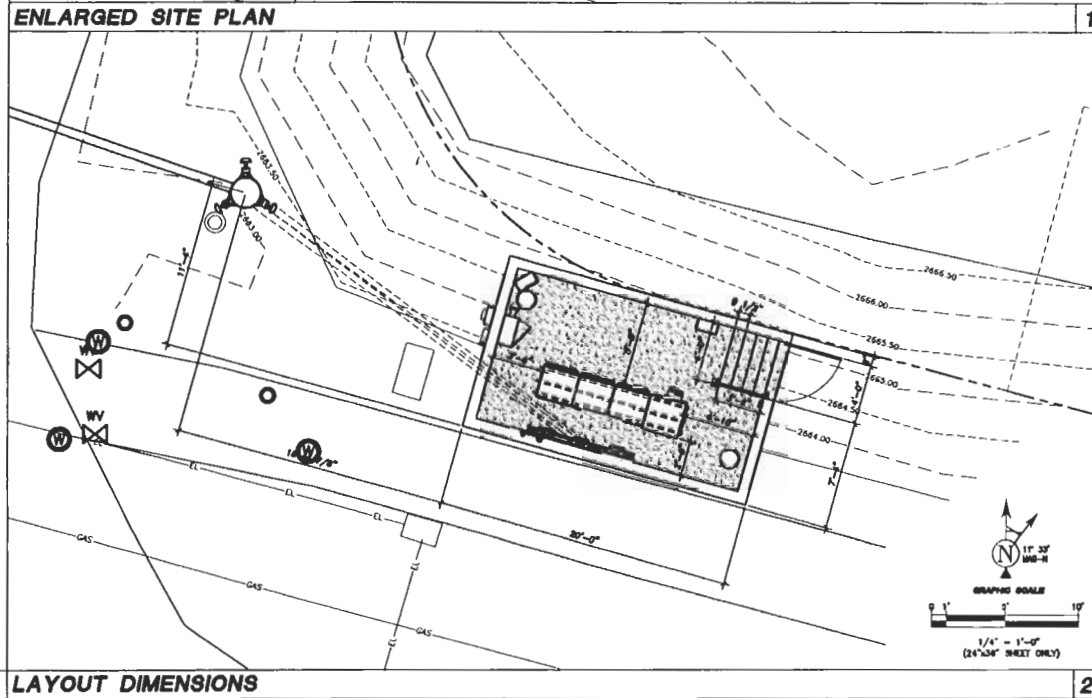
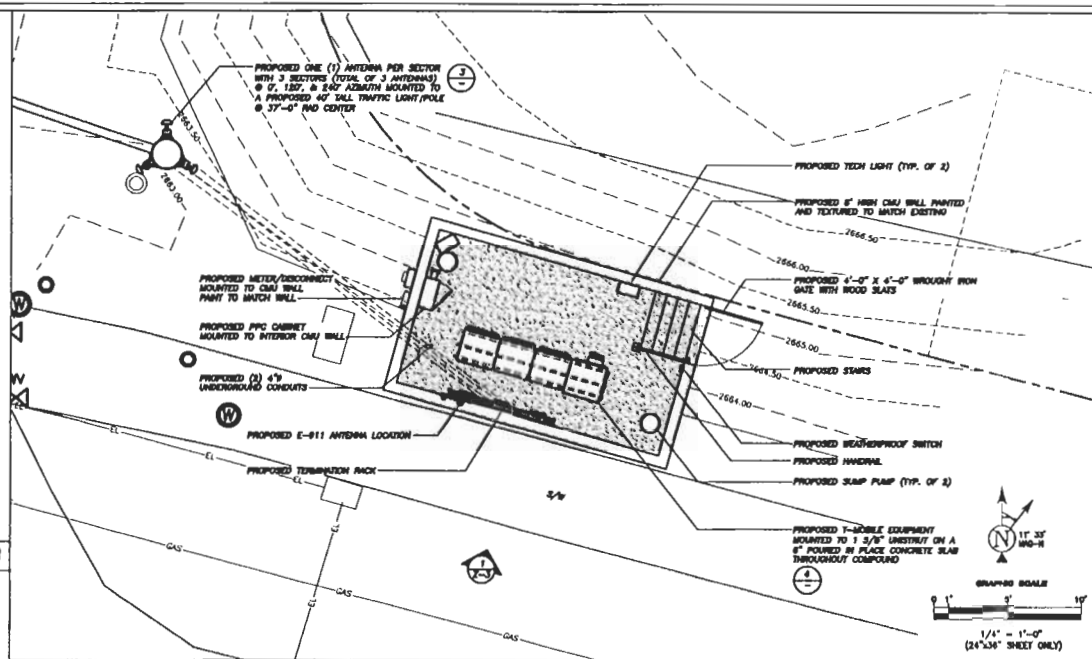
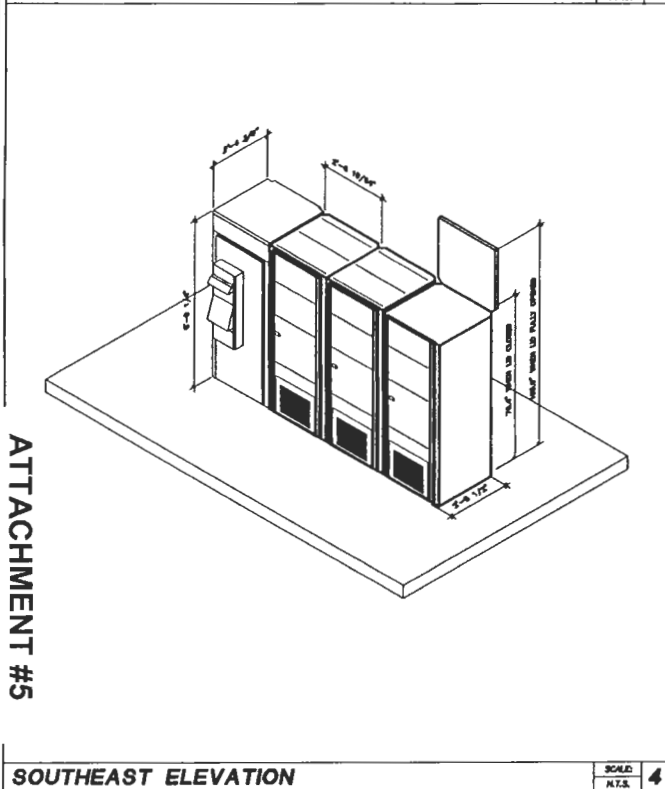
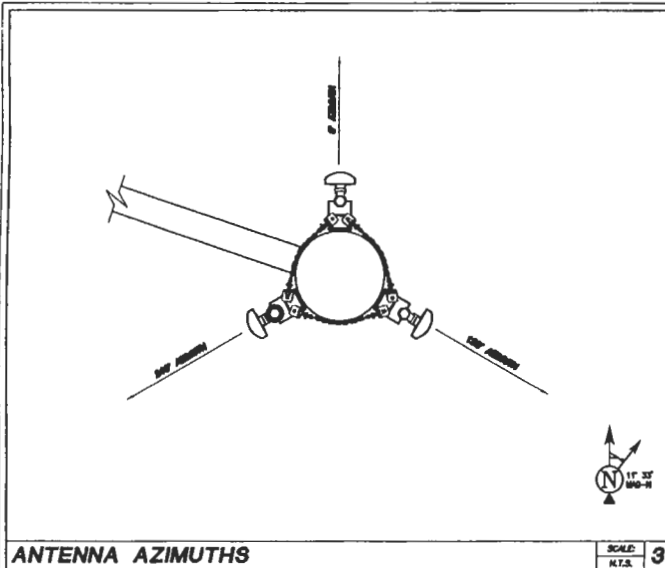
SHEET NUMBER

Z-1

APPROVAL BLOCK

SITE PLAN

1



T-Mobile

2601 W. BROADWAY RD. TEMPE, ARIZONA 85382
PHONE: (602) 843-3000 FAX: (602) 843-3503

PLANS PREPARED BY



Communication Services, Inc.

4242 East Palm Street, Suite 101, Mesa, AZ 85215

Voice: (480) 305-2600 Fax: (480) 305-8818

NO.	DATE	DESCRIPTION	BY
1	8/28/05	PRELIMINARY	CH
2	9/07/05	SUBMITTAL	CH
3	11/11/05	SUBMITTAL	JRS

98-DR-2005

11/16/05

PROJECT INFORMATION

10-10-02

PH10921A

STOP LIGHT NORTH

NEO DYNAMITE/ALMA SCHOOL
SCOTTSDALE, AZ 85268

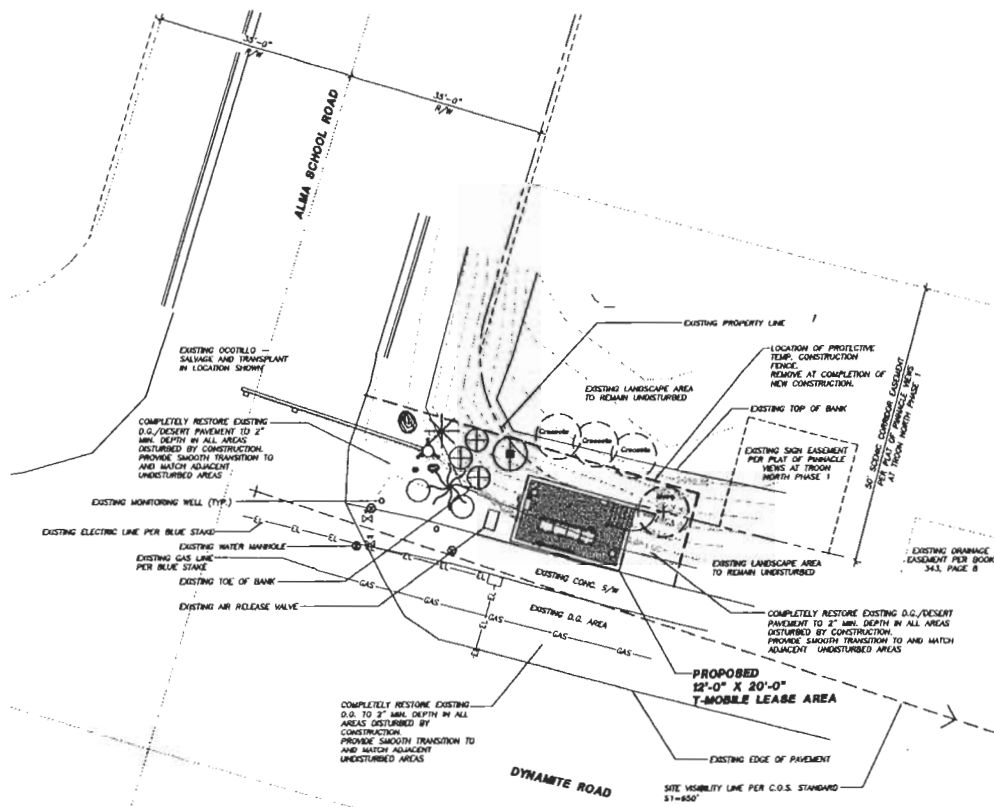
SHEET TITLE

**ENLARGED SITE
PLAN AND
DETAILS**

SHEET NUMBER

Z-2

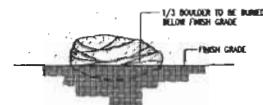
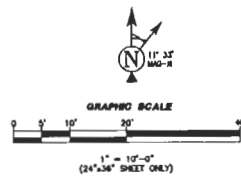
APPROVAL BLOCK



PLANT LIST

SYM.	BOTANICAL NAME / COMMON NAME	SIZE	QTY	REMARKS
+	EXISTING TREE TO REMAIN			
○	EXISTING SHRUB TO REMAIN			
△	AMORPHOSA DELTOIDEA BURSEAGE	5 GAL.	2	
◇	ONOCLEA FARMOSA BRITTLERUSH	5 GAL.	3	
☆	FOURCROURA SPLENDENS OCOTILLO	SALVAGED	1	TRANSPLANT SALVAGED SEE L-2
⊕	LARREA TRIDENTATA CREOSOTE	5 GAL.	1	
⊗	YUCCA BACCATA BANANA YUCCA	SALVAGED	1	TRANSPLANT SALVAGED SEE L-2
⊙	GRANITE BOULDERS	1'-4'	3	RESET SALVAGED EXISTING BOULDERS. SEE L-2

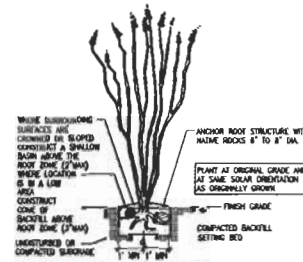
D.O./DESERT PAVEMENT - 1/4" MINUS GOLD TO MATCH EXISTING UNDISTURBED ADJACENT DESERT AREAS. SUBMIT SAMPLE FOR APPROVAL PRIOR TO ORDERING



SIZE AND TYPE OF BOULDERS AS INDICATED ON PLANS

4 BOULDER INSTALLATION

N.T.S.

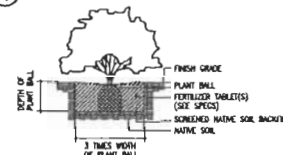


BACKFILL WITH DRY HOMOGENEOUS MIXTURE OF 1/8" MINUS SCREENED NATIVE SOIL, SAND AND 1/4" MINUS RECYCLED GRANITE (GRI). INSTALL AND COMPACT ALL BACKFILL IN 6" MAX. DEPTH LIFTS.

INSTALLATION PROCEDURE:

1. CLEARLY SEE AND REMOVE ANY DAMAGED ROOTS. SPRAY ALL ROOT SURFACES WITH AN APPLICATION OF STREPTOMYCIN AND IMMEDIATELY APPLY TO HOT SURFACES AN APPLICATION OF BAKING SODA.
2. EXCAVATE OR ASBEST PLUMBING WITH SOLID VERTICAL SHOES. PROVIDE A MINIMUM 8 INCH CLEARANCE FROM EDGES OF ALL ROOTS.
3. SET AND BRANCH PLANT ON A FIRM BED OF BACKFILL (8 INCH MIN. DEPTH)
4. PLACE AND COMPACT THREE LIFTS OF BACKFILL AROUND ROOTS ELIMINATING ALL Voids. PLANT SHOULD BALANCE WITHOUT SUPPORT.
5. BARTER ALL EXPOSED ROOT SURFACES WITH SOIL AND GENTLY HAND PLACE PROTECTING ROCKS ABOVE ROOT STRUCTURE TO MAXIMIZE STABILIZATION.
6. INSTALL AND COMPACT REMAINING 6" DEPTH BACKFILL LIFTS TO FINISH GRADE AS SHOWN.
7. DO NOT WATER UNTIL 3 WEEKS AFTER PLANTING.

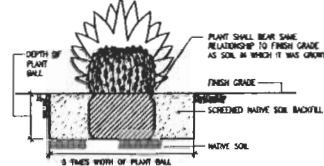
1 OCOTILLO PLANTING DETAIL



2 SHRUB PLANTING

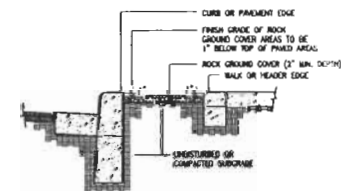
N.T.S.

OCOTILLO SHALL BE PLANTED AT SAME COMPASS DIRECTION AS TREE WHICH IT ORIGINALLY GROW.



3 SUCCULENT AND CACTI PLANTING

N.T.S.



NOTE: FINISH GRADES SHALL BE UNIFORM THROUGHOUT ALL PLANTING AREAS. ALL ROCK GROUND COVER DEPTH SHALL BE AFTER SETTLEMENT.

5 FINISH GRADE ROCK GROUND COVER

N.T.S.

T-Mobile

2501 W. BROADWAY RD. TEMPE, ARIZONA 85283
PHONE: (602) 843-3000 FAX: (602) 843-3003

PLANS PREPARED BY



Communication Services, Inc.

4792 East Palm Street, Suite 110, Mesa, AZ 85215
Phone: (480) 965-8888 Fax: (480) 965-8814

McCloskey + Peltz, Inc.

LANDSCAPE ARCHITECTS

One West Main Street, Suite 110, Tempe, Arizona 85283
Phone: (480) 965-8877

NO.	DATE	DESCRIPTION	BY
1	8/29/05	PRELIMINARY	CH
2	9/07/05	SUBMITTAL	CH

98-DR-2005
11/16/05



PROJECT INFORMATION

NE-1982

PH10921A

STOP LIGHT NORTH

NEC DYNAMITE/ALMA SCHOOL

SCOTTSDALE, AZ 85262

SHEET TITLE

LANDSCAPE PLAN

SHEET NUMBER

L-3

APPROVAL BLOCK

LANDSCAPE PLAN

1

CITY OF SCOTTSDALE NOTES

1. ALL LANDSCAPING APPROVED AS A PART OF THE DESIGN REVIEW PROCESS SHALL BE INSTALLED PER THE APPROVED PLANS. ANY DEVIATIONS TO THE APPROVED PLANS REQUIRE CITY APPROVAL.
2. PERMITS ARE REQUIRED FOR ANY WORK WITHIN THE CITY RIGHT-OF-WAY OR CITY DEDICATED PROPERTY. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THESE PERMITS PRIOR TO THE COMMENCEMENT OF ANY WORK.
3. INSTALLATION OF THE LANDSCAPE AND IRRIGATION SYSTEM INCLUDING ADDITION OF GROUND PLANT MATERIALS SHALL NOT IMPEDE THE FLOW OF DESIGNED DRAINAGE FACILITIES NOR DECREASE THE DESIGN VOLUME OF ANY DETENTION/RETENTION BASIN.
4. THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL ABOVE AND UNDERGROUND UTILITIES AND SUBSURFACE STRUCTURES INCLUDING THE PREVENTION OF ANY DEBRIS AND SEDIMENT FROM ENTERING ANY DRAINAGE STRUCTURES OR FACILITIES. EROSION CONTROL AND SEDIMENTATION PROTECTION METHODS SHALL BE IN PLACE AND APPROVED PRIOR TO THE START OF ANY EARTHWORK OR EXCAVATIONS.
5. PRIOR TO THE START OF THE MAINTENANCE/WARRANTY PERIOD, ALL PLANTS THAT ARE DEAD OR IN QUESTIONABLE HEALTH OR CONDITION SHALL BE REMOVED AND REPLACED.
6. NATIVE DESERT AREAS DISTURBED BY CONSTRUCTION SHALL BE RESTORED WITH SALVAGED DESERT SURFACE SOILS (DESERT PAVEMENT). FINISH OF RESTORED SURFACES TO BLEND IN APPEARANCE WITH ADJACENT UNDISTURBED NATIVE DESERT SURFACES.
7. SEE L-3 FOR VEHICULAR SIGHT LINE AREAS. SHRUB, GROUND COVER, OR ACCENT PLANTINGS WITHIN SIGHT VISIBILITY AREAS SHALL BE 2" MAXIMUM HT. AT MATURITY. TREES WITHIN SIGHT VISIBILITY AREAS SHALL BE PRUNED TO PROVIDE 7' MIN. CLEAR HEIGHT TO CANOPY.
8. AREAS OF SALVAGED DESERT SURFACE SOIL (DESERT PAVEMENT) WITHOUT PLANT MATERIALS/GROUND COVERS SHALL NOT EXCEED DIMENSIONS OF MORE THAN 7 FEET IN ANY ONE DIRECTION, MEASURED BETWEEN PLANT CANOPIES AND/OR COVERAGE. HYDROSEED SHALL BE UTILIZED IN AREAS WHERE IT IS NOT PHYSICALLY POSSIBLE TO PROVIDE THE MINIMUM PLANT COVERAGE.
9. NO TURF AREAS ARE TO BE PROVIDED.
10. TREES SHALL BE A MINIMUM OF 7' FROM THE CENTER OF ALL PUBLIC WATER LINES.
11. ALL SACS REQUIRE SEPARATE PERMITS AND APPROVALS.
12. NO LIGHTING IS APPROVED WITH THE SUBMITTAL.
13. LANDSCAPING DESTROYED OR DAMAGED DURING CONSTRUCTION SHALL BE REPLACED WITH LIKE SIZE, KIND, AND QUANTITY PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY/CERTIFICATE OF COMPLETION.
14. ALL REVEGETATED LANDSCAPE AREAS SHALL BE WATERED BY MEANS OF A COMBINATION OF HAND WATERING AND RE-APPLICATIONS OF THE DRINKER PRODUCT FOR 3 YEARS. AT THE END OF 3 YEARS, THE SUPPLEMENTAL WATERING AND DRINKER PRODUCT TO REVEGETATED LANDSCAPE AREAS SHALL BE PERMANENTLY DISCONTINUED.
15. NO IRRIGATION SHALL BE PROVIDED TO UNDISTURBED NATURAL AREA OPEN SPACE (NAOS) AREAS.
16. NON CONSTRUCTION AREA PROTECTION PROGRAM:
NO BUILDING, GRADING, OR CONSTRUCTION ACTIVITY SHALL ENCRUSH INTO AREAS OUTSIDE THE DESIGNATED CONSTRUCTION ENVELOPE.
ALL NAOS, AND NON-CONSTRUCTION AREAS SHALL BE PROTECTED FROM DAMAGE PRIOR TO, AND DURING CONSTRUCTION BY THE FOLLOWING METHODS:
A REGISTERED LAND SURVEYOR SHALL STAKE ALL LIMITS OF CONSTRUCTION DISTURBANCE BASED ON THIS EXHIBIT. TEMPORARY CONSTRUCTION FENCING SHALL BE SET ALONG THE LIMITS OF CONSTRUCTION PRIOR TO ANY CLEARING OR GRADING. AT A MINIMUM TEMPORARY CONSTRUCTION FENCING SHALL CONSIST OF 2 STRANDS OF GOLD ROPE ON T-BAR POSTS PLACED 30' O.C. MAX. T-BAR POST SHALL BE 6" HT. ABOVE FINISH GRADE. (SEE DETAIL ON L-2.)
THE STAKING, ROPING, AND FENCING SHALL BE MAINTAINED INTACT BY THE CONTRACTOR FOR THE ENTIRE DURATION OF CONSTRUCTION ACTIVITY.
THE CONTRACTOR SHALL REMOVE STAKING, ROPING, AND FENCING AFTER RECEIPT OF THE LETTER OF ACCEPTANCE FROM THE CITY OF SCOTTSDALE FOR ALL CONSTRUCTION WORK.

GENERAL NOTES

1. ALL LANDSCAPE WORK TO CONFORM TO THE MARICOPA ASSOCIATION OF GOVERNMENTS (M.A.G.) "UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION" AND DETAILS DATED 1982 AND CURRENT REVISIONS THEREOF, TOGETHER WITH THE CITY OF SCOTTSDALE STANDARD DETAILS AND SUPPLEMENT TO M.A.G. AND THE SPECIAL PROVISIONS. IF ANY DISCREPANCIES EXIST BETWEEN THE DRAWINGS AND THE DOCUMENTS LISTED ABOVE, THE DRAWINGS SHALL PREVAIL OR SHALL BE AS DETERMINED BY THE OWNER'S REPRESENTATIVE.
2. ALL REFERENCES TO CITY OR C.O.S. SHALL REFER TO THE CITY OF SCOTTSDALE, ARIZONA.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VISIT AND INSPECT THE JOB SITE PRIOR TO BEGINNING TO THOROUGHLY STUDY THESE CONTRACT DOCUMENTS IN THEIR ENTIRETY, AND TO FULLY AND COMPLETELY ESTIMATE THE EXTENT OF THE PROJECT WORK TO BE COMPLETED. NO ADDITIONAL COMPENSATION WILL BE PERMITTED FOR FAILURE TO COMPLETELY ASCERTAIN ALL ASPECTS OF THE PROJECT.
4. CONTRACTOR SHALL REVIEW AND FIELD VERIFY LOCATION OF ALL EXISTING UTILITIES AND SUBSURFACE SYSTEMS PRIOR TO STARTING ANY EXCAVATIONS OR UNDERGROUND WORK.
5. CONTRACTOR SHALL VERIFY WITH OWNER'S REPRESENTATIVE ALL LANDSCAPE WORK SEQUENCING AND SCHEDULING AND SHALL SUBMIT VERIFICATION THAT ALL PLANT MATERIAL HAS BEEN SECURED AND IS AVAILABLE FOR REVIEW PRIOR TO STARTING ANY WORK.
6. SEE ARCHITECTURAL AND SITE PLANS FOR DETAILED INFORMATION ON SITE IMPROVEMENTS.
7. FINISH GRADING AND LANDSCAPING SUBGRADE (+/- 10 TOLERANCE) IS TO BE PROVIDED TO THE LANDSCAPE CONTRACTOR BY OTHERS AS FOLLOWS:
A. ROCK GROUND COVER DESERT PAVEMENT AREAS: 2" BELOW FINISH GRADE TO ALLOW FOR INSTALLATION OF 2" MINIMUM DEPTH OF DESERT PAVEMENT OVER NATIVE SOIL AND AGGREGATE SUBGRADE. SMOOTH GRADE NATIVE SOIL SUBGRADE MATERIALS TO PROVIDE A FINISH SMOOTH BASE FOR PLACEMENT AND BLENDING OF ROCK GROUND COVER MATERIALS AND FINAL GRADING OF FINISH SURFACE.
B. CALL BLUE STAKE (#02-263-1100) TO LOCATE UNDERGROUND UTILITIES BEFORE STARTING ANY UNDERGROUND WORK.
9. NO PLANT SUBSTITUTIONS, TYPE OR QUANTITY DEVIATIONS FROM THE APPROVED LANDSCAPE PLAN(S) WITHOUT PRIOR APPROVAL FROM THE CITY OF SCOTTSDALE.
10. ALL PLANT MATERIAL AND SPECIFICATIONS TO CONFORM TO THE ARIZONA BUNSETHMAN ASSOCIATION STANDARDS.
11. ALL RIGHT-OF-WAY PLANT MATERIAL TO BE IN COMPLIANCE WITH THE CURRENT DEPARTMENT OF WATER RESOURCES LOW WATER USE APPROVED PLANT LIST AND CITY OF SCOTTSDALE INDIGENOUS PLANTS FOR ENVIRONMENTALLY SENSITIVE LANDS.

PROTECTION / RESTORATION NOTES

1. RESTORE ALL RIGHT-OF-WAY AND ROADWAY FRONTAGE LANDSCAPE AREAS DISTURBED BY ANY CONSTRUCTION ACTIVITY UNDER THIS CONTRACT. INCLUDE ALL NEW LANDSCAPE AREAS AND AREAS DISTURBED AS A RESULT OF GRADING, UTILITY TRAFFIC OR OTHER DISTURBANCE OR ACTIVITY OCCURRING AS A RESULT OF ANY CONSTRUCTION ACTIVITY UNDER THIS CONTRACT.
2. RESTORATION SHALL INCLUDE BUT IS NOT LIMITED TO THE COMPLETE RESTORATION OF ALL DISTURBED LANDSCAPE SURFACES, INCLUDING INSTALLATION OF NEW OR REPLACEMENT IRRIGATION SYSTEMS AND PLANTS AS WELL AS ALL FINISH GRADING AND ROCK GROUND COVER TO MATCH ADJACENT UNDISTURBED LANDSCAPE AREAS.
3. LIMIT OF RESTORATION SHALL BE DETERMINED BY THE LIMIT OF DISTURBANCE OR EXTENT OF WORK NECESSARY TO COMPLETE THE REQUIRED RESTORATIONS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE AND INSTALL ALL NECESSARY PROTECTIVE DEVICES TO PREVENT OR RESTRICT ENCROACHMENT OF OPERATIONS OR TRAFFIC FROM ACCESS AND DISTURBANCE OF ANY ADJACENT AREAS NOT SHOWN TO BE DISTURBED AS A RESULT OF WORK UNDER THIS CONTRACT.
4. THE CONTRACTOR SHALL VERIFY THE LIMITS OF ALL WORK AND RESTORATION AND PROVIDE ALL LABOR AND MATERIALS NECESSARY TO COMPLETE THE REQUIRED REPAIR WORK AS NOTED AND IN ACCORDANCE WITH M.A.G. SECTION 107.9.
5. ANY AND ALL PLANTS, NOT DESIGNATED TO BE REMOVED, WHICH ARE DISTURBED OR DAMAGED AS A RESULT OF WORK UNDER THIS CONTRACT SHALL BE REPLACED WITH A PLANT OF EQUAL OR BETTER QUALITY AND OF THE SAME SIZE AND SPECIES AS THE ORIGINAL EXISTING PLANT UNLESS OTHERWISE DIRECTED BY THE OWNER'S REPRESENTATIVE.

LANDSCAPE NOTES

1. VERIFY ALL LAYOUT AND GRADING WITH THE OWNER'S REPRESENTATIVE PRIOR TO STARTING CONSTRUCTION.
2. LANDSCAPE AREAS ARE DEFINED AS ALL NON-PAVED SITE AREAS SHOWN ON THE PLANS WHICH ARE BOUNDED BY THE LIMIT OF DISTURBANCE AND ALL AREAS OUTSIDE THESE LIMITS WHICH ARE DISTURBED BY ANY CONSTRUCTION ACTIVITY UNDER THIS CONTRACT.
3. ALL EXISTING LANDSCAPE AREAS OUTSIDE THE SITE AREA DEFINED ABOVE WHICH ARE DISTURBED BY ANY ACTIVITY UNDER THIS CONTRACT SHALL BE RESTORED OR REPAIRED TO EQUAL OR BETTER CONDITION AND TO THE SATISFACTION OF CITY OF SCOTTSDALE (SEE RESTORATION NOTES).
4. RESTORATION OF LANDSCAPE AREAS OUTSIDE THE SITE AREA DEFINED ABOVE WILL BE BASED ON LIMIT OF DISTURBANCE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LIMITS OF RESTORATION AND PROVIDE ALL LABOR AND MATERIALS NECESSARY TO COMPLETE THE REQUIRED REPAIR WORK AS NOTED AND IN ACCORDANCE WITH M.A.G. SECTION 107.9.
5. THE CONTRACTOR SHALL PROVIDE FLAGGED AND/OR STAKED LAYOUT OF ALL PLANTING LOCATIONS FOR REVIEW AND ADJUSTMENT, IF NECESSARY, BY THE OWNER'S REPRESENTATIVE PRIOR TO STARTING PLANTING EXCAVATIONS.
6. PLANT QUANTITIES INDICATED ARE FOR GENERAL REFERENCE ONLY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE ALL QUANTITIES AND MATERIALS NECESSARY TO COMPLETE THE WORK IN ACCORDANCE WITH THE SYMBOLS SHOWN ON THE PLANS.
7. ALL DISTURBED SITE SURFACES SHALL BE RESTORED AS REQUIRED TO BLEND WITH ADJACENT UNDISTURBED DESERT AREAS. EXISTING SITE SURFACE SOIL AND AGGREGATE SHALL BE SALVAGED, STOCKPILED, AND RE-INSTALLED OVER THE SURFACE OF DISTURBED AREAS. THE SALVAGED NATIVE SOIL MATERIAL SHALL BE RAKED AND WATER SETTLED TO BRING THE LARGER AGGREGATE TO THE SURFACE AND TO VISUALLY BLEND WITH ADJACENT UNDISTURBED NATIVE DESERT SURFACES. IF NECESSARY, A LIGHT APPLICATION OF DECOMPOSED OR CRUSHED GRANITE (3/8" MAX. GRAIN, COLOR TO MATCH NATIVE SOILS) MAY ALSO BE HAND BROADCAST OVER THE SURFACES IN PROPORTIONS AND PATTERNS TO REFLECT ADJACENT UNDISTURBED NATURAL DESERT SURFACES. RESTORATION OF ALL DISTURBED SURFACES SHALL BE TO THE APPROVAL OF THE CITY OF SCOTTSDALE.

IRRIGATION NOTES

1. NEW PLANTINGS SHALL BE ESTABLISHED BY A COMBINATION OF HAND WATERING AND THE DRINKER TIME RELEASE WATERING PRODUCT DISTRIBUTED BY RAINBOW CORPORATION (RAINBOW IRRIGATION SUPPLEMENT UNITS - TUBE AND GEL PACK (S-TG)).
2. THE DRINKER WATER PRODUCT SHALL BE INSTALLED AND RE-APPLIED IN WATERING AS REQUIRED TO ESTABLISH PLANTINGS AND IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. THE PRODUCT WILL DISPENSE WATER FOR A PERIOD OF UP TO 90 DAYS. VARIOUS FACTORS MAY SHORTEN THE LIFE OF THE PRODUCT, THEREFORE IT SHOULD BE CHECKED WITHIN 45-60 DAYS AND RE-APPLIED AS NECESSARY.

GENERAL USE GUIDE

PLANT SIZE	HEIGHT	QUARTS PER PLANT
1 GALLON	1'	2-3
	2'	3-4
5 GALLON	3'	4-6
	4'	5-7
	5'	6-8
3/4" BOX [2" CAL.]	8'	13-25

(PER MANUFACTURER RECOMMENDATIONS - MAY VARY BASED ON ACTUAL PLANT MATERIAL PERFORMANCE AND CLIMATIC CONDITIONS)

3. AFTER INITIAL INSTALLATION, ADDITIONAL APPLICATIONS OF THE DRINKER WATER PRODUCT SHALL BE MADE EVERY 45-60 DAYS AS REQUIRED FOR A PERIOD OF UP TO 3 YEARS ON UNTIL PLANT ESTABLISHMENT AS APPROVED BY THE CITY OF SCOTTSDALE. DURING PLANT ESTABLISHMENT PERIOD, ALL PLANTINGS WHICH DO NOT SURVIVE SHALL BE REPLACED IN KIND AND SIZE.

MAINTENANCE / WARRANTY

1. CONTRACTOR SHALL CONTINUOUSLY MAINTAIN ALL LANDSCAPE AREAS INCLUDED IN THE CONTRACT DURING THE PROGRESS OF THE WORK UNTIL SUBSTANTIAL PROJECT COMPLETION AND FOR A MINIMUM PERIOD OF 90 DAYS THEREAFTER. MAINTENANCE SHALL INCLUDE ALL WORK NECESSARY TO KEEP THE PROJECT IN NEAT, CLEAN, WEED FREE CONDITION AND TO ASSURE HEALTHY PLANT GROWTH.
2. CONTRACTOR SHALL MAINTAIN THE WATERING SYSTEM AND MAKE ANY NECESSARY REPAIRS, REPLACEMENTS, OR ADJUSTMENTS REGARDLESS OF CAUSE TO ASSURE A COMPLETE AND OPERATIONAL SYSTEM AND COMPLETE 100% COVERAGE TO THE NEW PLANTINGS.
3. 1 WEEK PRIOR TO THE END OF THE MAINTENANCE PERIOD, AND ONCE OWNER'S REPRESENTATIVE AGREES ALL LANDSCAPE AREAS ARE GRADED SMOOTH AND WEED FREE, AND PLANT MATERIALS ARE IN SATISFACTORY GROWING CONDITION, AND WATERING SYSTEM IS FULLY OPERATIONAL WITH COMPLETE 100% COVERAGE TO ALL LANDSCAPE PLANTINGS, PROJECT WILL BE ACCEPTED AND OWNER MAINTENANCE WILL BEGIN.
4. CONTRACTOR WILL GUARANTEE PLANT MATERIALS AS FOLLOWS: 1 AND 5 GAL. PLANTS - 90 DAYS. TREES - 1 YEAR FROM DATE OF SUBSTANTIAL COMPLETION. AT NO ADDITIONAL COST TO THE OWNER, REPLACE IN KIND AND SIZE PLANT MATERIALS NOT SURVIVING OR IN POOR CONDITION.
5. AFTER SATISFACTORY COMPLETION OF CONTRACTOR MAINTENANCE PERIOD, OWNER WILL HAVE THE RESPONSIBILITY FOR MAINTAINING THE LANDSCAPING AND WATERING SYSTEM IN ACCORDANCE WITH APPROVED PLANS.

T-Mobile

2601 N. BROADWAY RD. TEMPE, ARIZONA 85282
PHONE: (602) 843-3000 FAX: (602) 843-3503

Plans Prepared By



Communication Services, Inc.

4242 East Main Street, Suite 101, Mesa, AZ 85215
Phone: (480) 838-0519 Fax: (480) 838-0518

McCloskey + Peltz, Inc.
LANDSCAPE ARCHITECTS

One West 10th Street, Suite 110 Tempe, Arizona 85282
Phone: (480) 838-0517 Fax: (480) 838-1174

NO.	DATE	DESCRIPTION	BY
1	8/29/05	PRELIMINARY	CH
2	9/07/05	SUBMITTAL	CH

98-DR-2005
11/16/05



PROJECT INFORMATION
15-1082

PH10921A
STOP LIGHT NORTH

MEC DYNAMITE/ALMA SCHOOL
SCOTTSDALE, AZ 85262

SHEET TITLE

LANDSCAPE
GENERAL NOTES

SHEET NUMBER

L-1

APPROVAL BLOCK

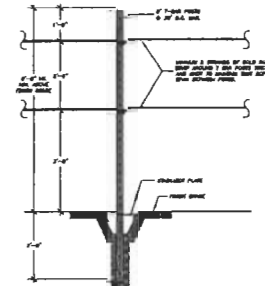
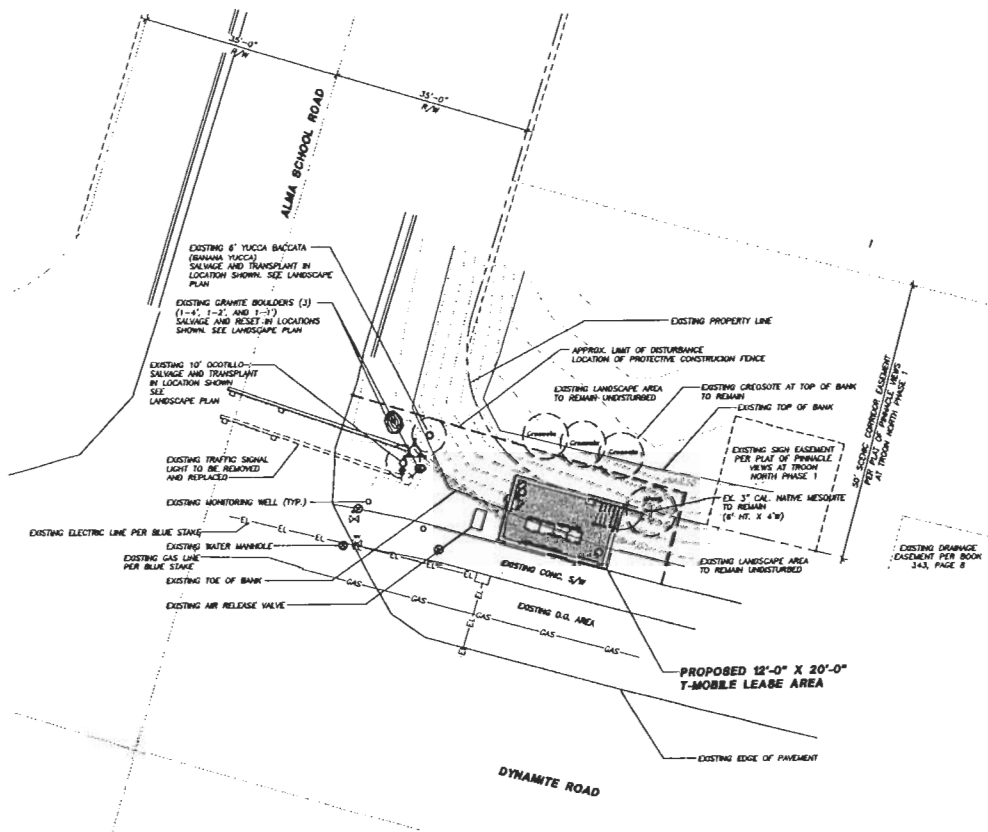
LANDSCAPE PLAN
APPROVED
CITY OF SCOTTSDALE

CASE NUMBER APPROVED BY DATE



CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THIS PLAN AND ANY AND ALL DEVIATION WILL REQUIRE REAPPROVAL. LANDSCAPE INSTALLATION TO BE APPROVED BY CITY OF SCOTTSDALE INSPECTION SERVICES BEFORE CERTIFICATE OF OCCUPANCY IS ISSUED.

LANDSCAPE GENERAL NOTES



① TEMP. PROTECTIVE CONSTRUCTION FENCE
N.T.S.

SALVAGE LIST

SEQ.	DESCRIPTION	REMARKS
1	10' HT. OCOTILLO	SALVAGE AND TRANSPLANT SEE LANDSCAPE PLAN L-3
1	6' HT. BANANA YUCCA	SALVAGE AND TRANSPLANT SEE LANDSCAPE PLAN L-3
3	GRANITE BOULDERS	SALVAGE AND RESET SEE LANDSCAPE PLAN L-3

T-Mobile
Wireless PCS III Corporation, a subsidiary of T-Mobile USA, Inc.

2801 W. BROADWAY RD. TEMPE, ARIZONA 85282
PHONE: (602) 843-3000 FAX: (602) 843-3503

PLANS PREPARED BY



Communication Services, Inc.

4212 East Palm Street Suite 101, Mesa, AZ 85215
Phone: (480) 838-4777 Fax: (480) 831-1574

McCloskey + Peltz, Inc.

L.P., P.A. & C.D., P.C., P.E., R.C., H.T. & G.T.B.
One Village Blvd. Suite 110, Tempe, Arizona 85284
Phone: (480) 838-4777 Fax: (480) 831-1574

NO.	DATE	DESCRIPTION	BY
1	8/29/05	PRELIMINARY	CH
2	9/07/05	SUBMITTAL	CH

98-DR-2005
11/16/05



PROJECT INFORMATION

16-1982

PH10921A

STOP LIGHT NORTH

NEC DYNAMITE/ALMA SCHOOL
SCOTTSDALE, AZ 85282

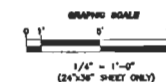
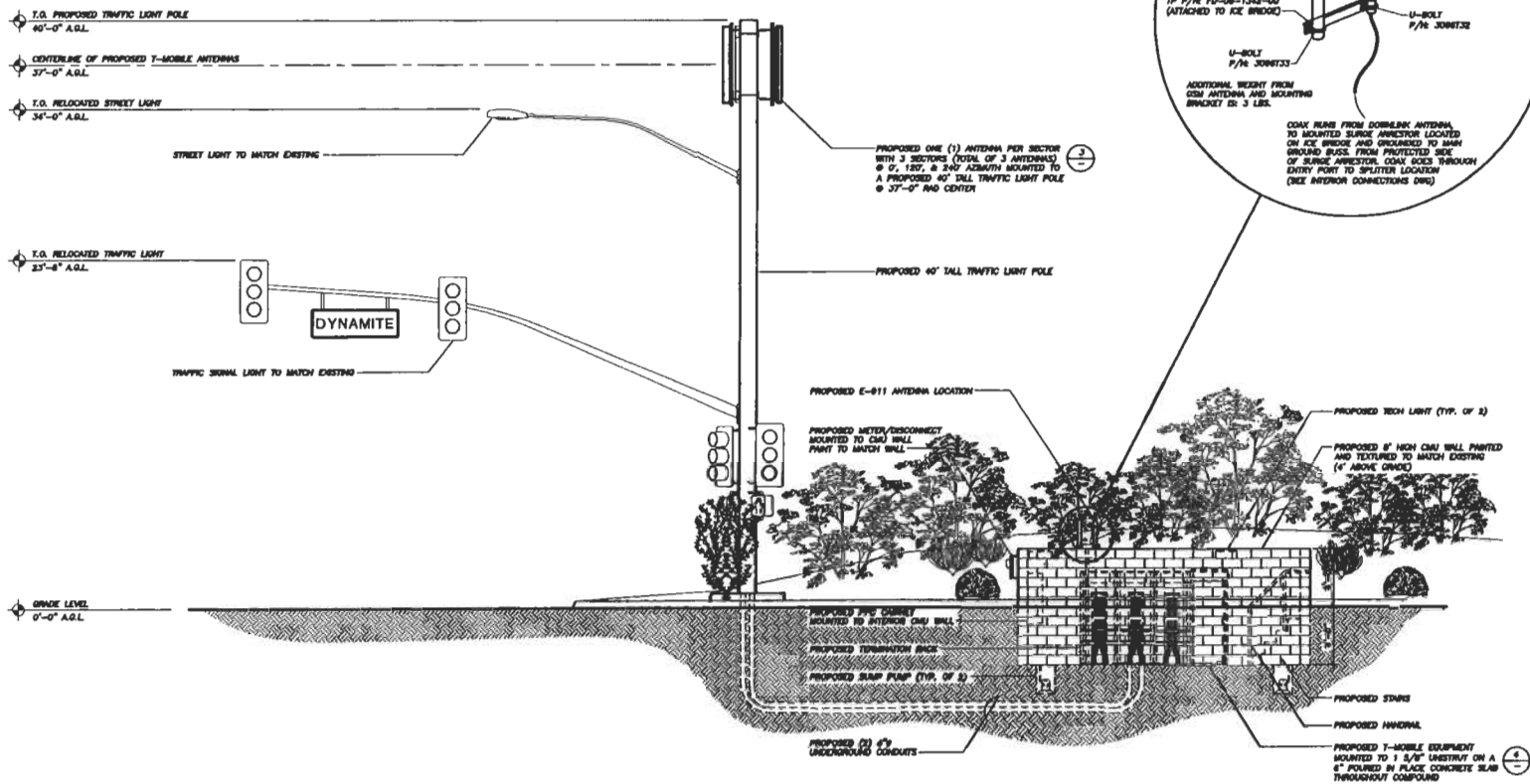
SHEET TITLE

**EXISTING
LANDSCAPE
INVENTORY
AND SALVAGE**

SHEET NUMBER

L-2

APPROVAL BLOCK



SOUTHWEST ELEVATION

T-Mobile
 Your Favorite PCS Is Customized, a subsidiary of T-Mobile USA, Inc.

2501 W. BROADWAY RD. TEMPE, ARIZONA 85282
 PHONE: (602) 643-3000 FAX: (602) 643-3003

PLANS PREPARED BY

CSI
 Communication Services, Inc.
 4242 East Palo Verde, Suite 101, Mesa, AZ 85215
 Phone: 480.965.6555 Fax: 480.965.6515

NO.	DATE	DESCRIPTION	BY
1	8/29/05	PRELIMINARY	CH
2	9/07/05	SUBMITTAL	CH
3	11/11/05	SUBMITTAL	JRS

98-DR-2005
 11/16/05

PROJECT INFORMATION
 15-1982

PH10921A
STOP LIGHT NORTH

NEO DYNAMITE/ALMA SCHOOL
 SCOTTSDALE, AZ 85262

SHEET TITLE

ELEVATION

SHEET NUMBER

Z-3

APPROVAL BLOCK

1



Existing Location



Proposed Location

Stipulations for Case: Stoplight North WCF Case 98-DR-2005

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

PLANNING

APPLICABLE DOCUMENTS AND PLANS:

DRB Stipulations

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, and color of the replacement traffic light pole as well as the proposed CMU wall, shall be constructed to be consistent with the South Elevation plan except as noted in Stipulation #7 below, submitted by T-Mobile with a city staff received date of 11/16/05.
 - b. The location and configuration of all site improvements shall be constructed to be consistent with the site plan and enlarged site plan submitted by T-Mobile with a city staff received date of 11/16/05.
 - c. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan submitted by McCloskey Peltz with a city staff received date of 11/16/05.

ARCHITECTURAL/SITE DESIGN:

DRB Stipulations

2. The replacement traffic signal pole standard, mounting brackets, and antennas and mounting hardware shall be painted Frazee Deero, "Western Reserve" #8716N.
3. A eight (8)-foot tall CMU partially buried block wall, with a maximum of 4 feet visible above grade, shall completely screen the proposed partially buried equipment cabinets from adjacent street views and shall be painted to be compatible with other existing walls in the area, subject to subsequent Staff Approval.
4. Top of WCF antenna shall not exceed 36 feet measured from finished grade, except a height of up to 40 feet to match heights of existing WCF mounted traffic signal poles on other corners of this intersection may be approved by Final Plans staff, subject to verification of existing pole heights by Certified Surveyor.
5. The provider shall submit details showing that the coaxial and all cables are to be encased within the light standard and that all cables and coaxial between the light pole and the equipment cabinet shall be completely on the ground to the satisfaction of city staff.
6. With the final plans submittal the provider shall submit details of the equipment cabinets including the size (cubic feet), height, color and other dimensions of the cabinet to the satisfaction of city staff. The provider shall also note on the plan if air conditioning units are to be provided.
7. Cut and fill slopes shall be rounded to blend with the existing contours of the adjacent natural grades.

ATTACHMENT A

ADDITIONAL PLANNING ITEMS:**DRB Stipulations**

8. All existing public right-of-way and easements, including public utility and scenic corridor easements shall be shown on all site, landscape and civil plans.
9. Prior to construction, the contractor is required to notify Inspection Services by calling (480) 312-5750. A planning inspection (#42) must be conducted prior to commencement of any construction. The provider must note this requirement on the site plan.
10. All existing utilities, including aerial, at grade and under ground shall be shown on all final plans.
11. Provider must identify telephone and electrical sources and show detailed connections on final plans to the satisfaction of plan review and permit services staff.
12. With the final plans submittal the provider shall submit dimensioned and scaled details, and/or manufacturer cut sheets of the antennas being used. Any changes, including but not limited to the size and location of the proposed antennas shall be subject to further review and approval through Planning and Development Services Department.
13. With the final plans submittal, the developer shall provide a detail of the required facility marker for a plaque, showing conformance with ordinance requirements. This is subject to Final Plans city staff approval.
14. With the final plans submittal, the developer shall provide a copy of the required Permission for Improvements in the Public Right of Way form.
15. Before Final Plans submittal, the applicant shall submit evidence that a right-of-way encroachment permit has been applied for, to the satisfaction of City staff.
16. Light fixtures, if provided, shall be shown on the final plans submittal and shall be limited to inside the equipment enclosure, no higher than 6 inches below the top of wall. The light source shall not be directed upward. With the Final Plans submittal, the applicant shall submit lighting cut-sheets of any proposed lighting.
17. Maintain all sight-line visibility triangles and related policies as required by the Design Standards and Policy Manuel and the Transportation and Engineering Services Department.

ENGINEERING

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.

APPLICABLE DOCUMENTS AND PLANS:

18. The Site Plan and Site Data Plan submitted by T-Mobile with a city staff received date of 11/16/05.

DRAINAGE AND FLOOD CONTROL:

DRB Stipulations

22. A final drainage report shall be submitted that demonstrates consistency with the conceptual drainage report approved in concept by the Planning and Development Services Department.
23. Before the approval of improvement plans by city staff, the developer shall submit two (2) hard copies and one (1) compact disc copy of the complete final drainage report and plan.